



## Summary of Community Input Meeting

**Date of Meeting:** October 7, 2008  
**Time of Meeting:** 6:20 – 7:35± pm  
**Location of Meeting:** Hickory Elementary School Cafeteria  
**Subject:** Hickory Commercial – Resubdivision of Lots 1 and 2 and Parcel 35  
**Those in Attendance:** Kevin Geraghty/Caldicot Bynum, LLC  
James Keefer/Morris & Ritchie Associates, Inc.  
See attached “Sign In Sheet”

### **Summary of Comments:**

The meeting was conducted in an informal manor with the participants standing around a color rendering of the proposed Preliminary Site Plan. Those in attendance asked Mr. Geraghty questions concerning items such as the proposed uses of the additional buildings, Stormwater Management (SWM), traffic, utilities, etc.

Mr. Geraghty explained that the project would keep the three existing buildings on the site and add “The Lumberyard” property to the project. He expressed that the Preliminary Site Plan has been designed to allow for maximum use of the site and flexibility. They do not currently have perspective tenants for the spaces so the buildings are shown as large as the site will allow, knowing that the square footage of the building will likely be less. The target uses for the site is a mixture of different retail and service uses, such a retail shops, a bank, restaurant(s), etc. The design allows for four “pad” sites that could accommodate various user, depending on who expresses interest in locating at the site.

SWM for the site is current proposed underground, beneath the parking. A traffic study is currently underway, which will determine what, if any, off-site improvements would be required. One of the participants asked if a traffic light would be required at Water Tower Way and Bynum Road. Mr. Geraghty responded that the Traffic Study should determine that, but he doubted that a light would be warranted.

In terms of utilities, public water and sewer are available at the site. The owner of 501 Granary Road asked if natural gas service was available and stated that he would like to have service at his property. Mr. Geraghty noted that the existing Hickory Commercial property is currently served with natural gas and he would anticipate extending it on the site to serve the new buildings, making its supply closer to the gentleman’s property.

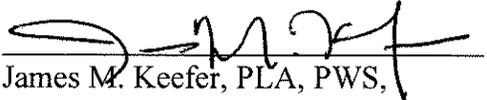
Mr. Geraghty pointed out that a new access drive is proposed, through the development, which would connect Granary and Bynum Roads. This access drive would also be connected to the existing access drive from U.S. Route 1 to improve circulation within the property. The owner of the existing Dairy Queen expressed some concern regarding the connection from U.S. Route 1 and whether it would conflict with their

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drive thru access. Mr. Geraghty agreed to look at that issue further and possibly keep the access between the existing commercial building and the 7-11 one-way.

MRA believes this to be an accurate summary of the major points of discussion that took place during the community meeting that was held in accordance with Section V (5.00 Community Meetings) of the Harford County Subdivision Regulations.

Prepared by:  
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